

**TOWN OF ROCKY HILL
ZONING BOARD OF APPEALS
MEETING OF JULY 15, 2014**

1. CALL TO ORDER

Chairman Reilly called the Tuesday, July 15, 2014 meeting to order at 7:02 p.m. in the Town Council Room of the Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: James Reilly, Chairman
 Joe Coelho, Vice Chairman
 Phil Benoit, Secretary
 Christopher Incarvito
 Greg Faulkner, Commissioner

Also: Fred Valenti, Planning and Building Staff
 Eileen A. Knapp, Recording Secretary

Chairman Reilly went over the procedures for the public hearings and noted that any decision of the Board can be appealed within 15 days of the decision. Secretary Benoit read the legal notice.

2. PUBLIC HEARING

A. Appeal 2014-9, Lorence Signworks, c/o Acadia Town Line LLC, requesting a variance to allow for additional 32 square feet of signage to the allowed 16 square feet of signage under Section 6.4.C of the Rocky Hill Zoning Regulations for property located at 80Town Line Road in a RC-Regional Commercial Zoning District, ID# 04-555

Ms. Michelle Lorence of Lorence Signworks addressed the Commission on behalf of Sally Beauty Supply asking for a variance for their signage. The two tenants next to Sally's have larger signs than allowed by current Regulations because they were installed prior to 2006 when the signage requirements changed. These signs are significantly larger than what Sally's is allowed to have and Ms. Lorence said it would look "off balance" if Sally's sign is so much smaller. The sign size they are requesting will still be contained over their storefront.

Commissioner Comments/Questions

Commissioner Incarvito asked about the width of the storefront. Ms. Lorence said from column to column, the front is 20' wide and their sign would be 20' x 54".

Vice Chairman Coelho asked if the lighting would be on 24 hours a day. Ms. Lorence said the lights in the plaza are on during business hours and are turned off at night.

Commissioner Benoit asked if the sign would be similar to the Sally's in Cromwell. Ms. Lorence said it would be just like that.

Commissioner Incarvito asked if the sign would be the same height as Dr. Dental and Lenscrafters. Ms. Lorence said it would be the same height, but not as wide as the entire store front.

Public Comment

None.

B. Appeal 2014-10, Joanne Rocamora, requesting a use variance to allow for the addition of a third dwelling unit in an existing structure with two existing dwelling units under Section 4.1.4 of the Rocky Hill Zoning Regulations for property located at 155 Dividend Road in a BP-Business Park Zoning District, ID# 14-359

Secretary Benoit read a letter of withdrawal from Ms. Joanne Rocamora, which was submitted on July 10, 2014.

C. Appeal 2014-11, Steven J. Longo, requesting a variance of 4.1 foot of the required 40 foot front yard setback to allow for an addition onto an existing garage under Section 3.5.1 Height and Area Requirements for the property located at 35 Kent Lane in a R-20 Residential Zoning District, ID# 16-027;

Mr. Steve Longo of 35 Kent Lane addressed the Commission asking for a variance of 4.1' to add 12' onto his existing garage, which is 23' wide. Because of the radius of the cul-de-sac, the addition crosses over the front yard setback. This is really the only place on the property where he can put this garage addition. The house was built in 1980 and it isn't big enough for their van. The excess area of the garage will be used for storage.

Commission Comments/Questions

Commissioner Benoit asked what the addition would look like. Mr. Longo showed a sketch of what he is proposing. Commissioner Benoit asked if the garage addition would be two-stories. Mr. Longo said it would only be a one-story addition.

Vice Chairman Coelho asked how big the garage is now. Mr. Longo said it is under the 2nd floor and it currently sticks out 6'.

Public Comment

None.

3. NEW BUSINESS

A. Appeal 2014-9, Lorence Signworks, 80 Town Line Road

A MOTION was made by Commissioner Benoit to approve Appeal 2014-9, Lorence Signworks, c/o Acadia Town Line LLC, requesting a variance to allow for additional 32 square feet of signage to the allowed 16 square feet of signage under Section 6.4.C of the Rocky Hill Zoning Regulations for property located at 80Town Line Road in a RC-Regional Commercial Zoning District, ID# 04-555 due to the stated hardship. Seconded by Commissioner Incarvito. All were in favor, MOTION CARRIED UNANIMOUSLY.

B. Appeal 2014-10, Joanne Rocamora, 155 Dividend Road

A MOTION was made by Commissioner Benoit to accept the letter of withdrawal for Appeal 2014-10, Joanne Rocamora, requesting a use variance to allow for the addition of a third dwelling unit in an existing structure with two existing dwelling units under Section 4.1.4 of the Rocky Hill Zoning Regulations for property located at 155 Dividend Road in a BP- Business Park Zoning District, ID# 14-359. Seconded by Commissioner Incarvito. All were in favor, MOTION CARRIED UNANIMOUSLY.

C. Appeal 2014-11, Steven J. Longo, 35 Kent Street

A MOTION was made by Commissioner Incarvito to approve Appeal 2014-11, Steven J. Longo, requesting a variance of 4.1 foot of the required 40 foot front yard setback to allow for an addition onto an existing garage under Section 3.5.1 Height and Area Requirements for the property located at 35 Kent Lane in a R-20 Residential Zoning District, ID# 16-027 due to the stated hardship. Seconded by Commissioner Faulkner. All were in favor, MOTION CARRIED UNANIMOUSLY.

4. OLD BUSINESS

None.

5. ANY OTHER BUSINESS

Chairman Reilly asked for the status of the Signage Regulations update at the next meeting.

6. ADJOURN

A MOTION was made by Vice Chairman Coelho to adjourn. Seconded by Commissioner Incarvito. All were in favor, MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Eileen A. Knapp
Recording Secretary